

PLANNING AND ZONING COMMISSION AGENDA

Room 206

Tuesday, September 1, 2015

8:00 P.M.

Town Hall

GENERAL MEETING

By Order dated November 19, 2014 in the matter of *Christopher & Margaret Stefanoni v. The Darien Planning and Zoning Commission* – Docket No.: HHB-CV-11-5015368S (the “Appeal”), and the related case of *Gregory v. Darien Planning and Zoning Commission* Docket No.: CV-13-6023798S Judge Henry Cohn remanded the matter back to the Darien Planning & Zoning Commission for an amendment to the Commission’s October 29, 2013 resolution to specify an approved number of units or a range of numbers of units, based on the record. The legal notice for the original application read as follows:

Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street.

Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities.

(NOTE: This agenda item will be postponed to September 8, since a quorum will not be present for this one item).

Amendment of Special Permit Application #22-P/Site Plan, Coastal Site Plan Review #27-E, Flood Damage Prevention Application #20-E, Land Filling & Regrading Application #325, Tokeneke Club, Inc., 4 Tokeneke Beach Drive/Butler’s Island Road. Proposal to add transformer platform and modify deck near tennis area.

Business Site Plan #242-A(2)/Special Permit, Robert L. Mazza d/b/a Sugar Bowl, 1033 Boston Post Road. Proposing to establish outdoor dining in front of the existing building (adjacent to Boston Post Road), with benches and potted plants on the side of the building facing Brook Street.

Deliberation and possible decision on the following:

Amendment of Special Permit Application #47-C(2), Darien Community Association, 274 Middlesex Road. Proposal to amend its existing Special Permit to reflect an updated list of programs and activities, and to modify hours of operation. *DECISION DEADLINE: 9/30/2015.*

Land Filling & Regrading Application #356, LTB Properties, LLC, 74 Brookside Road. Proposing to fill and regrade in association with the construction of a replacement residence and new driveway and to perform related site development activities. *DECISION DEADLINE: 9/30/2015.*

Amendment of Land Filling & Regrading Application #53-D, Darien Athletic Foundation, Darien High School, 80 High School Lane. Proposing to modify previous approval to allow construction of bleachers at the west side of the middle athletic field in the “oval” and to perform related site development activities. *DECISION DEADLINE: 9/30/2015.*

Deliberation only regarding:

Coastal Site Plan Review #302-A, Land Filling & Regrading Application #352, David & Rhonda Sherwood, 245 Long Neck Point Road. Proposing to construct a pool, spa, patio, and pool cabana;

install associated stormwater management; and to perform related site development activities within a regulated area. *DECISION DEADLINE: 9/30/2015.*

Approval of Minutes

July 7, 2015 Public Hearing/General Meeting
July 14, 2015 General Meeting/Public Hearing
July 21, 2015 General Meeting/Public Hearing
July 28, 2015 General Meeting/Public Hearing

Any Other Business (Requires two-thirds vote of Commission)

PUBLIC HEARING

Continuation of Public Hearing regarding Land Filling, Excavation, & Regrading Application #360, Sumeet Uppal & Diksha Bajaj, 33 Hollow Tree Ridge Road. Proposal to obtain “after the fact” permits for construction of patios, retaining walls, and associated cutting, filling and regrading, and to perform related site development activities. The subject property is situated on the west side of Hollow Tree Ridge Road, approximately 900 feet north of its intersection with Boston Post Road and is shown on Assessor’s Map #47 as Lot #127, in the R-1/3 Zone. *HEARING OPENED 7/28/2015. DEADLINE TO CLOSE HEARING IS SEPTEMBER 1, 2015 UNLESS EXTENSION IS GRANTED BY APPLICANT.*

Land Filling & Regrading Application #361, Kevin & Elizabeth Murphy, 267 Brookside Road. Proposing to shift the existing driveway to the south, in order to improve sight lines and reduce the steepness of the driveway, and to perform related site development activities. The subject property is located on the west side of Brookside Road approximately 750 feet north of its intersection of Three Wells Lane, and is shown on Assessor’s Map #5 as Lot #18 in the R-2 Zone.

Special Permit Application #15-N/Site Plan, Land Filling & Regrading Application #44-B, Wee Burn Country Club, 410 Hollow Tree Ridge Road. Proposal to: incorporate 480 and 490 Hollow Tree Ridge Road into the site; improve and expand the driving range and practice area; expand on-site parking; and perform related site development activities. The subject property is situated on the east side of Hollow Tree Ridge Road, approximately 400 feet north of its intersection with Hanson Road and is shown on Assessor’s Map #7 as Lots #62, #63, #64, and #66, in the R-2 Zone.

ADJOURN.